

BIG DEALS ENLIVEN REALTY MARKET

Million Dollar Sales Reported
—5th Ave. and Broadway
Realty Sold.

\$1,000,000 LOFT TRADE

Madison Ave. and 29th St.
Structure Sold—Fine Park
Ave. Dwelling in a Deal.

TWO PROPERTIES IN FIFTH AVENUE

Two properties in the Fifth Avenue section and a Broadway theatre were sold yesterday. The Oceanic Investing Company, the name under which A. E. Thorpe, K. L. Nichols and A. C. McIlhenny have bought millions of dollars worth of real estate in the last five years for investment, acquired the Fifth Avenue properties, giving the Broadway property in part payment. Klein & Jackson were the sellers of the Fifth Avenue realty. The six-story marble front building at 4 East Forty-third street was acquired by the investing company since it buys realty it owns on Forty-second street and on the ten foot alley separating it from the new Postal Life insurance building at the southeast corner of Fifth and Forty-third street.

Klein & Jackson erected the structure in 1910 and used it for their studio and office plans, formerly on Union Square.

The firm paid about \$12,000 a year net for the use of the building.

The other Fifth Avenue property is at the southeast corner of Forty-sixth street, a six-story building. The Oceanic Investing Company gets only the leasehold on the cost of the operation and nothing more to sell as the property being held by the widow of Inspector Thomas Byrnes. Klein & Jackson leased this corner back in December, 1911, for twenty-one years at \$25,000 a year, with privilege of three renewals of twenty-one years each. The building is owned by the owners and leased to Thomas S. Galvin, a Boston florist, who is paying \$38,000 a year for it besides 6 per cent of the cost of the structure. The Adelphi Theatre at the southwest corner of Broadway and Eighty-ninth street was given by the City to the investing company for the Fifth Avenue holdings. A two-story stone building covers the immediate corner and the Adelphi Theatre stands on the site surrounding the corner. The property fronts 100.5 feet on Broadway and 132 feet on Eighty-ninth street. It was for many years the home of John J. Johnson, who sold it in 1912 to the Oceanic Company, taking back a twenty-one year lease at an annual net rental of \$22,250. The deal involved about \$1,200,000. The Douglas Robinson, Charles S. Brown Company negotiated the trade.

\$1,000,000 LOFT DEAL

The sixteen story loft building at the northeast corner of Madison Avenue and Twenty-first street, recently held by George Becker and Aronstein, has finally been sold.

The property has been sold several times in the last ten days, but not until yesterday were contracts signed for the sale of the realty. Though two small properties were given as part payment, their value is so great that the buyers practically cashed transaction. Mr. Becker expects to resell these properties in a few days, and for that reason would not disclose their location. The loft building is 74.1 feet on Madison Avenue and 100 feet on Twenty-ninth street. Its construction was started last year and the payments on the building was complete. Mr. Becker has been asking \$55,000 for the structure, which is rented for \$100,000 a year. Electus T. Backus negotiated the sale.

PINCHOT DWELLING SOLD.

The Pinchot house at the northeast corner of Park Avenue and Eighty-fifth street was sold yesterday. Amos E. Pinchot, the seller, was at one time owner of all four corners of the block.

He occupied large parcels hereabout to preserve the residential character of the neighborhood. J. C. Baldwin of Mount Kisco occupies the Pinchot residence under lease until next spring, when the new owner will take possession.

It is a four story structure, fronting 42.2 feet on the avenue by 100 feet on the street, and was held at \$27,000. William B. May & Co. were the brokers.

BIG BROOKLYN SKATING RINK.

The Ruhm & Whiting Company has leased the property at the northeast corner of Park Avenue and Eighty-fifth street.

It was occupied by the Bedford Skating Academy, for the Brooklyn Trust Company, as trustee, to the Bedford-Atlantic Rink, Inc., for a term of years at a total rental of \$120,000.

The Ruhm & Whiting Company also leased the property to the Bedford Building to the Petrus Marca Company, and the Acme Cabinet Company.

The Charles F. Noyes Company has leased the store at 45 Lafayette street for Herman P. Suerker to the White House Lunch Company for five years, the store and basement at 165 William Street to James Braun and a large percentage at 45 Fourth Street to the Ocean Accident and Guarantee Corporation.

The Douglas Robinson, Charles S. Brown Company has rented the top floor at 18 East Forty-sixth street for Harry & Vaughan as agents to Miss A. V. Stevenson and the store at 1866 Madison Avenue to Samuel J. Skoyle.

RESULTS AT AUCTION.

14 VESLEY STREET.—Julia Goldinaker.

LEXINGTON AV., 1861, 1862, 1863, 1864, 1865, 1866, 1867, attys. H. C. Block et al., due Nov. 15, 1917, taxes, \$6,156.12, interest, \$15,000.

[AT 2285 THIRD AVENUE.]

By Joseph P. Day.

LIND AV., s. 239 + 163th st., 250th, va-
cant—George Praefield, trust, agt Joseph
H. Smith, due Nov. 15, 1917, taxes, \$1,210,
interest, \$42.49, to plaintiff.

TRANSACTIONS RECORDED.

TRANSFERS.

(With names and address of lessor and attorney if attorney's name is omitted, address party of the first part.)

DOWNTOWN.

(South of Fourteenth street.)

MONTGOMERY ST., 23, 23A.—Sydney G. Hayes, Jr., 100 Madison Avenue, part November 31, attys. H. C. Block et al., due Nov. 15, 1917, taxes, \$1,100.

PRINCE ST., 136, 231.—Augustine DeJesus, 100 Madison Avenue, part November 30, atty. H. C. Block et al., due Nov. 15, 1917, taxes, \$1,000.

WILLIS ST., 100.—William Devlin, Jr., 100 Madison Avenue, part November 30, atty. H. C. Block et al., due Nov. 15, 1917, taxes, \$1,000.

YACHT AV., s. 239 + 163th st., 250th, va-
cant—George Praefield, trust, agt Joseph
H. Smith, due Nov. 15, 1917, taxes, \$1,210,
interest, \$42.49, to plaintiff.

RESULTS AT AUCTION.

FATIGUE.

A Swedish congregation has taken up under contract the property of the Lenox Avenue Union Church, at 37 West 119th street, about 150 feet west of Lenox Avenue. The Lenox Avenue church occupied a three story structure on the Central Park Avenue Estates.

Mr. Thorne plans to develop the property as a high class residential park.

RESULTS AT AUCTION.

FATIGUE.

William Lustgarten has sold 132 West Forty-first street, a five story hotel, on lot 51x95.5, purchased in September from John T. Martin. Mr. Lustgarten is said to have paid about \$100,000 for the property and has sold it at a profit to the Bush Terminal Company, which is to erect a hotel on reality adjacent to 132 West Forty-first street and 132 and 134 West Forty-second street.

REAL FOR 110TH ST. CHURCH.

A Swedish congregation has taken up under contract the property of the Lenox Avenue Union Church, at 37 West 119th street, about 150 feet west of Lenox Avenue. The Lenox Avenue church occupied a three story structure on the Central Park Avenue Estates.

Mr. Thorne plans to develop the property as a high class residential park.

OPERATORS ACTIVE IN BRONX.

WOODCREST AVENUE.—Frederick Brown has bought from David McBride the four story twenty family flat with stores on plot 50x100 at 1046 Woodcrest Avenue, the corner of Ninety-seventh street, now held at \$50,000.

MORRIS AVENUE.—The Herman Rossi Company has sold to Frederick Brown the northwest corner of Morris Avenue and 183d street, a five story apartment house with stores, on plot 47x80, and the adjoining two five story houses on plot 50x100 each at 2801

and 2307 Morris Avenue. Nehring Bros. were the brokers.

PROSPECT AVENUE.—Harold L. Lewis has sold for Charles B. Squires the five story 50 foot flat at 1808 and 1910 Prospect Avenue, just north of Fairmount place. The transaction was an all cash one.

PLATFISH CORNER FOR PLATS.

The Conrad Construction Corporation has bought a plot 200x100, at the corner of Sterling Place and Bedford Avenue, for improvement with four apartment houses.

The James R. Rose Company has sold for \$1,000,000, at the corner of Sterling Place and Bedford Avenue, a five story apartment house, to Frank C. Jones, who gave in part payment a tract at Haworth, N. J.

The McInerney-Kilkeen Realty Company has sold the three story building plot 50x100, at the southeast corner of Elmwood and Clarendon Avenue, for the L. A. S. Building Corporation, also the apartment building on lot 20x100, at 2179 Clarendon road, for William S. Colver, to the L. A. S. Building Corporation.

LARGER LONG IS. ESTATE.

Craig & Willets have sold to Richard Leonard farm at Wheatley Hills, L. I., William A. Prime. It adjoins the property Mr. Prime purchased recently from Harry Payne Whitney through the James R. Rose Company.

WALL ST. MAN TAKES FARM.

E. Jones, Jr., has sold to Edward Chase of Gilman & Clueas, stock broker, the Stoughton property at Far Hills, N. J., comprising over 300 acres with modern dwelling and stables.

BUY'S MONTCLAIR DWELLINGS.

Will Hatch Tucker has sold the brick and stone residence on the west side of Prospect Terrace, Montclair, to S. Wright, Jr., New York. The residence contains twelve rooms and three bath-rooms, and is situated on a plot having held at \$22,000. Mr. Wright has also bought the adjacent Colonial residence on the north side of Union street. The house contains eleven rooms and three bathrooms. This property was held at \$22,000. F. M. Crowley & Sons, of Montclair were the brokers in the transaction.

\$50,000 NEW BRONX FLATS.

Two five story flats are planned for the southwest corner of Morris Avenue and Forty-first street, where the Perry Building Company, Mary A. Koester, president, has a plot 100x80 feet. The flats will cost \$55,000 and will be built from plans by Lucien Plascotta.

BUSINESS SPACE RENTED.

The Loton H. Shawson Company has leased the store at 404 Fourth Avenue to Louis Kalmanowitz, dealer in silks and satins, now located on Eldridge street. Mr. Kalmanowitz will use the store as an uptown branch of his business.

The Shawson Company also leased the property to the Bedford Building to the Petrus Marca Company, and the Acme Cabinet Company.

RENTAL OF 100 FT. ALLEY.

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